

BOARD OF ARCHITECTURAL REVIEW
AGENDA
September 18, 2014 - 4:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes – September 4, 2014

2. CONSENT AGENDA

3. NEW BUSINESS

BAR-14-543 Request of Jay and Harriett Hanke for a Certificate of Appropriateness to replace windows at the property located at 500 North Braddock Street.

4. OLD BUSINESS

5. OTHER DISCUSSION

6. ADJOURN

*****APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING*****

**BOARD OF ARCHITECTURAL REVIEW
MINUTES**

The Board of Architectural Review held its regularly scheduled meeting on Thursday, September 4, 2014, at 4:00p.m. in Council Chambers, Rouss City Hall, 15 North Cameron Street, Winchester, Virginia.

POINTS OF ORDER:

PRESENT: Chairman Rockwood, Mr. Bandyke, Mr. Serafin, Ms. Elgin

ABSENT: Ms. Jackson, Mr. Walker

STAFF: Josh Crump, Nasser Rahimzadeh, Carolyn Barrett, Katherine Herrman

VISITORS: Heidi Efner

APPROVAL OF MINUTES:

Mr. Bandyke called for corrections or additions to the minutes of August 21, 2014. Hearing none, he called for a motion. Mr. Bandyke moved to approve the minutes as submitted. Mr. Serafin seconded the motion. Voice vote was taken and the motion passed 4-0.

CONSENT AGENDA:

None.

NEW BUSINESS:

BAR-14-528 Request of John and Heidi Efner for a Certificate of Appropriateness to remove Masonite siding, repair original boards, paint boards and windows and repair porch to historic standards for the property located at 620 South Loudoun Street.

Ms. Efner described the planned project for her home. The siding has deteriorated to the point that water is coming inside the structure and the porch is falling off the house. They will remove the Masonite and assess the condition of the boards underneath and determine the extent of repairs. When the repairs are done it will be painted with Mark Twain Grey and white. Mr. Bandyke asked if the capitals and brackets etc. will be replicated or removed. Ms. Efner said that the ones that were still in good condition would be sanded and painted. Mr. Serafin asked if they would have to put in new window trim. Ms. Efner said the windows had been built out so it was difficult to tell what they originally looked like. Mr. Bandyke talked about the measurements for the stairs and made a recommendation for the depth of the stair treads. Ms. Efner said the whole porch is sagging and they were not sure what was underneath. The board advised her if the boards were pulled off and there was wood underneath and the replacement was going to be like-for-like, she would not need to come back.

*Mr. Bandyke made a motion to grant a Certificate of Appropriateness to **BAR-14-528** with the following notations:*

- *That the new steps be uniform in depth and within ¼" uniformity in height for each one.*
- *That all the woodwork on the porch and steps be same-for-same, no composite materials.*
- *That the Masonite siding and asphalt siding is removed exposing the original wood siding underneath.*
- *The paint colors Mark Twain House Ombra Gray and Woodlawn Bedroom White are approved.*

Ms. Elgin seconded the motion. Voice vote was taken and the motion passed 4-0.

Mr. Bandyke advised that if they paint the capitals and other pieces, it is okay with the Board but if they choose another color, it will have to be approved.

OLD BUSINESS:

None.

DISCUSSION:

Chairman Rockwood asked when the substitute materials guidelines would be discussed at the work session. It was postponed to one of the two work sessions in September. Mr. Crump said he was not sure which one it would be. Chairman Rockwood asked if it could be discussed on the third Tuesday and Mr. Crump said he would check on it.

ADJOURN:

With no further business before the Board, the meeting was adjourned at 4:15pm.

CERTIFICATE #: BAR- 14-543
DATE SUBMITTED: 8/29/14



Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Web: www.winchesterva.gov

APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS

Please print or type all information:

540-450-8138
Telephone
jhanke@comcast.net
E-mail address

Jay & Harriett Hanke
Applicant
307 Amherst Street
Street Address
Winchester, VA 22601
City / State / Zip

Jay M. Hanke
Property Owner's Signature
540-450-8138, 540-686-0433 (cell)
Telephone
jhanke@comcast.net
E-mail address

Jay M. & Harriett D. Hanke
Property Owner (Name as appears in Land Records)
500 N. Braddock St.
Street Address
Winchester, VA 22601
City / State / Zip

PROPERTY LOCATION

Current Street Address(es) 500 N. Braddock Street Use: residential
Zoning: MR (HW) Year Constructed: 1910 Historic Plaque? Y () N (X) Number: _____

TYPE OF REQUEST

Demolition	Sign (specify type) and # _____	Exterior Change
New Construction	Freestanding	Siding
Addition	Wall	Roofing
Fence/Wall	Projecting	<u>Windows/Doors</u>
CONCEPTUAL REVIEW ONLY	Other sign (specify)	Paint
Other (specify)		

SEE REVERSE FOR MATERIALS TO INCLUDE WITH APPLICATION

FOR OFFICE USE ONLY

BAR Review OR Administrative Review per Section 14-5
Hearing Date(s) 9/18

CERTIFICATE OF APPROPRIATENESS: APPROVED DISAPPROVED TABLED WITHDRAWN

CONDITIONS NOTED: _____

SIGNATURE: _____ DATE: _____

Secretary, Board of Architectural Review

Jay & Harriett Hanke

307 Amherst Street
Winchester, VA 22601
540-450-8138
jhhanke@comcast.net

August 29, 2014

Board of Architectural Review
City of Winchester, VA

We are including this narrative with our application to the Board of Architectural Review to attain a Certificate of Appropriateness, re: window upgrades at our property at 500 N. Braddock Street. Thank you for taking your time to review our situation. We have owned this property since the Fall of 1998, utilizing it as a rental property. We have made many improvements to the interior of the house, landscaping, and fence repair in the back yard.

Currently, we are preparing the house for re-sale. The house has two distinct sections: the original house, built in 1910, and an addition. The wood siding of the structure was covered with aluminum siding many years ago, prior to our ownership. The windows include original windows in the downstairs of the original house, newer windows on the upper floor of the original house, and a different style of window on the back of the house that was the addition. Some of the windows had no storm windows, some had triple-track add-on storm windows, many were inoperable, painted shut years ago. The windows were in poor repair, visually unsightly, and environmentally wasteful. All of the windows had aluminum covered sills and outer frames.


Our decision was to replace 11 of the windows: nine in the original house and two in the addition (now the kitchen). Installation has been completed on seven of the windows (numbered 1-6 and 8). The new windows (Simonton Energy Star windows) match the old windows in size, color, and style, and the aluminum sills and frames work with the surrounding aluminum siding as before. The new window sashes are vinyl clad, which is the issue of "appropriateness". We believe that our replacement of the windows is a major upgrade to the functionality of the house and its energy efficiency, without any noticeable change to the appearance of the house.

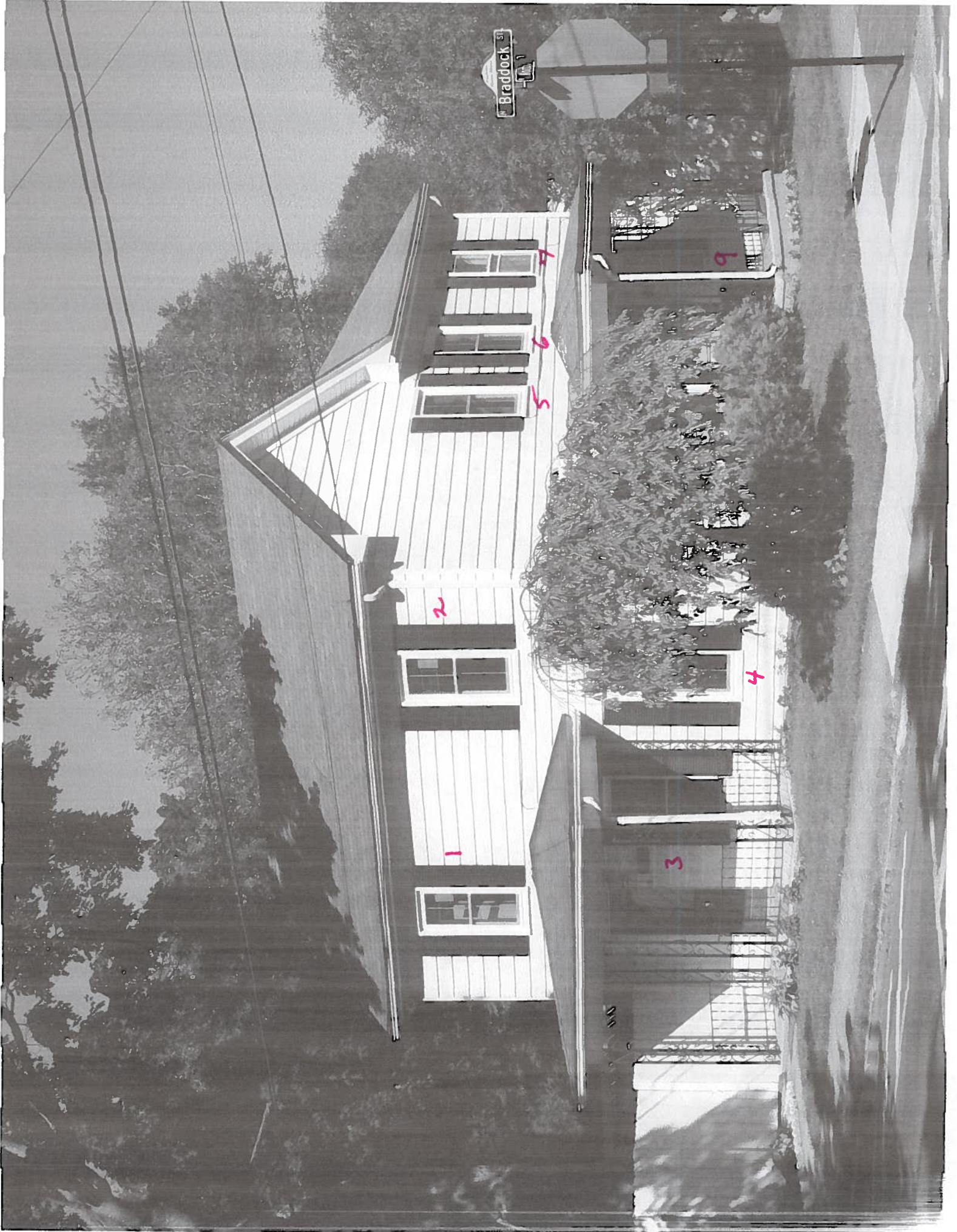
The departure from "appropriate" historic area components was many years ago when the house was covered with aluminum siding. At the time we purchased the house, we were told that it was on the border of the historic area, but not "in" the historic area. The application paperwork for the establishment of the historic district (1979) clearly is focused on 18th and 19th century residences which represent a particular architectural style or historic time period. Our property at 500 North Braddock does not meet any of these criteria and so was appropriately not included in the historic district. Since our purchase, the City of Winchester has made the decision to include this house in the historic district, the last house going north on Braddock Street that has that designation.

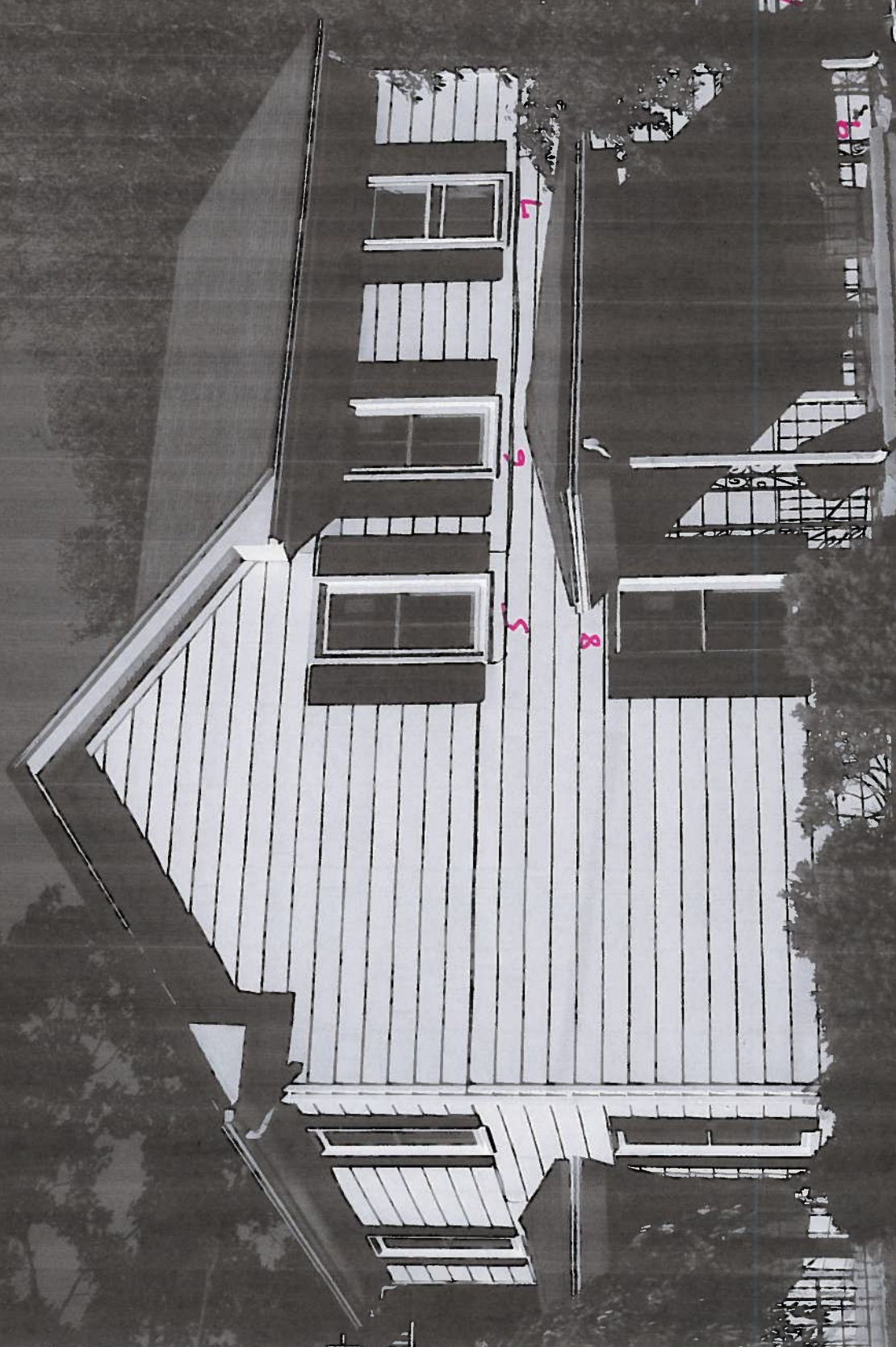
We ask the BAR for leniency in granting a Certificate of Appropriateness for this significant upgrade for our property.

Thank you for your consideration.

Sincerely,


Jay & Harriett Hanke



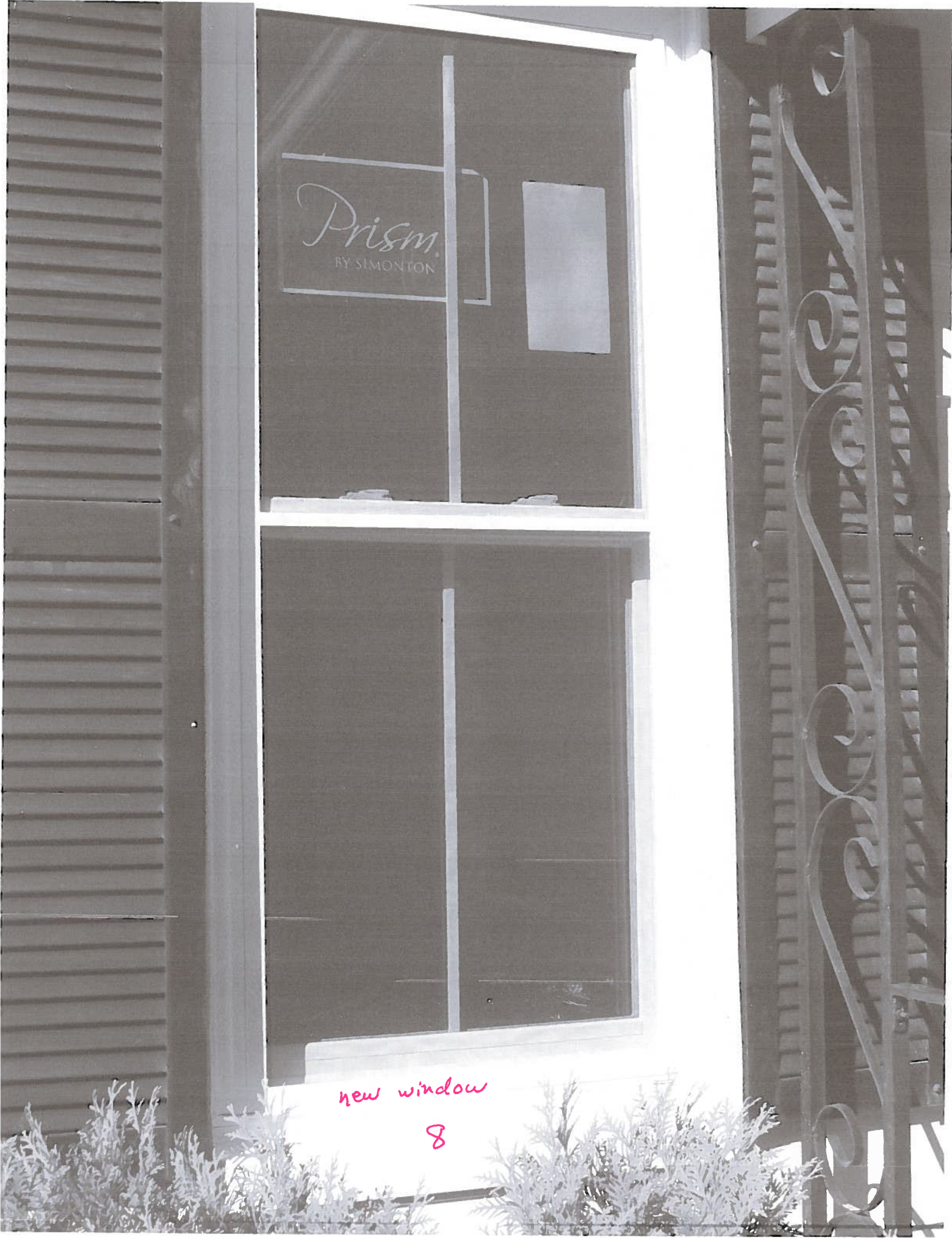






6 new window

7 old window




new window

8



old window 9 aluminum sill



old window
kitchen side of
addition

#11 aluminum sill



3- 28 3/8 x 61 1/2 (A)

1- 23 3/4 x 37 3/4 (B)

2- 28 3/8 x 53 3/4 (C)

5- 27 3/4 x 54 (D)

each window is exactly
the same dimensions
as the former window.

 National Fenestration Rating Council CERTIFIED		Simonton Windows Prism Bronze	
Double-Hung · Vinyl · 3/32" Glass · Argon · Low-E · No Laminated Glass · With Grids			
Ventana de doble guillotina · Vinilo · 2.38 mm Vidrio · Argón · Low-E · Sin vidrio laminado · Con rejillas			
CPD: SBP-A-47-04486-00002		43-45 DH	
ENERGY PERFORMANCE RATINGS EVALUACION DE RENDIMIENTO ENERGETICO			
U-Factor Factor-U		Solar Heat Gain Coefficient Coeficiente de Ganancia de Energia Solar	
0.30 (U.S./A-F)		1.70 (Metric/SI)	
0.24			
ADDITIONAL PERFORMANCE RATINGS EVALUACION SUPLEMENTARIA DE RENDIMIENTO			
Visible Transmittance Transmision de Luz Visible		Air Leakage Fuga de Aire	
0.45		<=0.3 (U.S./A-F)	
		<=1.5 (Metric/SI)	
<p>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</p> <p>Este fabricante estipula que valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningún producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto. www.nfrc.org</p>			
		Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central, Southern.	
Can be used to comply with C.E.C. Title 24.		STC: N/A	
DP: +20/-20		IND: Rein 00/Glass ProSolar/H-R20 Tested Size: 48" x 80"	
Applicable Test Standard(s): ANSI/AAMA/NWWDA 101/I.S.2-97, AAMA/WDMA/CSA 101/I.S.2/A440-05, AAMA/WDMA/CSA 101/I.S.2/A440-08			
9451797/04	40907	FS	CARTER LUMBER
95143260			
Keep this label for possible ENERGY STAR® rebates. To learn more, visit www.energystar.gov Guarde esta etiqueta posibles reembolsos ENERGY STAR®. Para conocer más acerca de esto, visite www.energystar.gov			

BAR application - Hanke

Braddock Street

sidewalk

sidewalk

11 windows
6 first floor
5 second floor

← 22 ft →

#4(A)

#3(A)

porch

entry

wood fence

wood fence

patio

2 second floor
windows facing
Braddock St.
(#1,2)(D)

3 second floor windows
facing North St. (#5,6)(D)

#8(A)

porch

#9(C)

entry

#10(C)

← 9 ft →

#11(B)

500 N. Braddock St.

← 22 ft →

CITY OF WINCHESTER ARCHITECTURAL INVENTORY

1976

Address: 500 N. Braddock St. Present Use: residential
 Map & Parcel: 153 - (1) Assessed Value: _____
 Tract & Block: D-6 Historic Name: _____
 Present Owner: _____ Original Owner: _____
 Address: _____ Original Use: _____

Date: 17__ 80 90 1800 10 20 30 40 50 60 70 80 90 1900 19__

Style: Vern. L.Geor. Grk.Rev. Ital. 2ndEmp. Rom. Goth. Q.A. Col.Rev.
 B.Arts None+ None-

Stories: B 1 1½ 2 2½ 3 3½ 4 -

Material: Stone Log Clapbrd. Wd.Fr. Brk. Plas. Alum. Siding

Modifications: Minor Moderate Extensive

Physical Condition: Standard Deteriorated Dilapidated

Environmental Context: Strong Moderate Weak

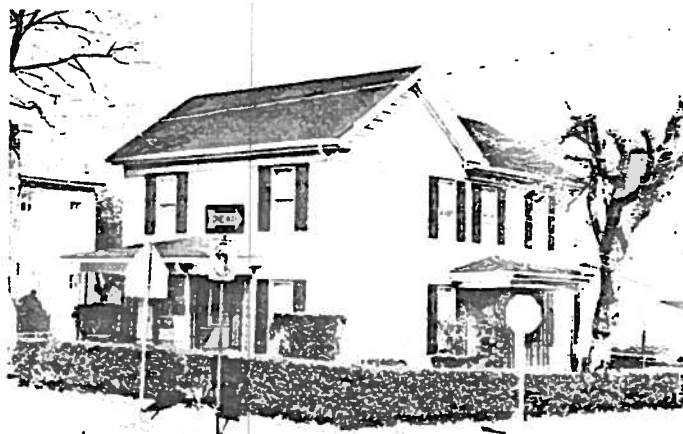
Architectural Significance:
 Outstanding Excellent Good Average None
 Architectural Description

This L-shaped corner house with shingled A-roof has 3 bays on the 1st floor and 2 bays on the 2nd floor. All windows have 2 over 2 light units and shutters. There is a porch on the front and side, each having a hip roof hood and black metal supports. The house is set off from the street by an attractive hedge.

Historical Significance:
 National State/Regional Local None

Historical Description

References:





City of Winchester

500 North Braddock Street

Tax Map Number: 153-1-D- 6-

DHR Resource Number: 138-0042-1157

Resources: 1 single dwelling

Date/Period: ca. 1890

Style: Vernacular

Sources: Sanborn Fire Insurance Company Maps; Quarles, *The Story of One Hundred Old Homes*



Architectural Description

Site Description: This single-family dwelling is located at the northeast corner of North Braddock Street and West North Avenue. The dwelling has a setback of approximately twenty feet from the concrete sidewalk. Level, the grassy lot has mature trees and foundation plantings. An asphalt driveway is located along the northern edge of the property, which is partially enclosed by a wooden privacy fence.

Secondary Resource Summary: There are no secondary resources associated with this property.

Primary Resource Description: This two-story, three-bay vernacular single-family dwelling appears to have been constructed circa 1890. Set on a solid random-rubble stone foundation, the wood-frame structure has been reclad in vinyl siding. The side-gable roof of the main block and front-gabled ell are covered with asphalt shingles. Overhanging eaves complete the roofline. There is no chimney. The façade (west elevation) has a single-leaf main entry located in the northern bay with a paneled wood door with lights. Window openings on the first story hold 2/2, double-hung, wood sash while 1/1, double-hung, wood-sash windows pierce the second story. All have inoperable louvered shutters. A one-story, two-bay porch, reflecting the Colonial Revival style, shelters the main entry. Set on a poured concrete slab, the porch has a half-hipped roof of asphalt shingles supported by metal filigree posts. Twisted metal balusters complete the porch. The north and south (side) elevations of the main block hold 2/2 windows on the first story and 1/1 windows on the second. All have inoperable louvered shutters.

A two-story, full-width ell is located on the rear of the dwelling. Set on a solid random-rubble stone foundation, this wood-frame ell has also been clad in vinyl siding. Window openings on the south (side) elevation hold 2/2 sash on the first and 1/1 sash on the second. All are double-hung wood construction with inoperable louvered shutters. A single-leaf, paneled wood door with semi-circular light is centrally located on the south elevation. A one-story, two-bay porch of the Colonial Revival style is set on a raised concrete foundation. Like the façade, this porch has half-hipped roof of asphalt shingles supported by metal filigree posts with twisted metal balusters. The east (rear) elevation has no openings while a 1/1, double-hung, wood-sash window is located on the second story of the north (side) elevation.

A circa 1900 appendage is located on the rear of the dwelling. Clad in vinyl siding and capped by a shed roof of asphalt shingles, this small appendage has a 2/2, double-hung, wood-sash window located on the south (side) elevation. A small, 1/1, double-hung, wood-sash window is located on the rear of the appendage.

An addition was built on the northeast corner of the dwelling circa 1960. Set on a solid concrete-block foundation, this addition is clad in vinyl siding with a sloped roof of asphalt shingles. The addition extends off the north side of the circa 1900 appendage and wraps the northeast corner. Window openings hold 1/1, double-hung, vinyl sash.

A one-story, wooden pergola was attached to the north (side) elevation of the main block in the late twentieth century.

Significance Statement: This two-story, three-bay single-family dwelling is representative of the restrained residential architecture constructed in the City of Winchester at the end of the nineteenth century. Although the vernacular dwelling has been clad in vinyl siding, it retains the original wood-sash windows, fenestration pattern, and overhanging cornice. Colonial Revival-style elements have been added, but contribute to the nationwide acceptance of this popular style. The vinyl siding is a reversible application. Further, the dwelling retains its integrity of feeling, location, setting, and association. Therefore, this single-family dwelling is considered a contributing resource in the Winchester Historic District under Criteria A and C.